



ACTION AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, MAY 03, 2006, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Paul Da Veiga, Rami Talleh, Ron Santos, Ramona Kohlmann, Cathy Salcedo

MINUTES: March 29, 2006
April 5, 2006

APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS: *Item 2 was moved to the front of the agenda. Please note that the Action Agenda will reflect actions taken in their original order.*

1. PETITION DOCUMENT: **COASTAL DEVELOPMENT PERMIT NO. 06-04 / CONDITIONAL USE PERMIT NO. 06-06 / VARIANCE NO. 06-01 (TEAZIS RESIDENCE – CONTINUED FROM THE APRIL 26, 2006 MEETING WITH THE PUBLIC HEARING CLOSED)**

APPLICANT: Jon Christner

REQUEST: **CDP/CUP:** To permit the construction of a new 5,053 sq. ft., three-story, single-family dwelling and attached garage with an overall building height of 32 ft. 6 inches. **VAR:** To permit the construction of a 498 sq. ft. third floor outside the confines of the second story roof volume. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION: 4021 Diablo Circle (terminus of Diablo Circle, west of Edgewater Lane)

PROJECT PLANNER: Paul Da Veiga

STAFF RECOMMENDS: Denial based upon suggested findings

APPROVED WITH MODIFIED FINDINGS AND CONDITIONS OF APPROVAL

2. PETITION DOCUMENT: **VARIANCE NO. 06-02 (OLSON REMODEL)**

APPLICANT: Dan and Susan Olson

REQUEST: To permit a 15-ft. front yard setback for a front entry garage, in lieu of the minimum code required 20-ft. setback (for the reconfiguration of an existing side entry garage as a front entry garage).

LOCATION: 22041 Cape May Lane (south of Banning Avenue, east of Bushard Street on the east side of Cape May Lane)

PROJECT PLANNER: Rami Talleh

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH MODIFIED FINDINGS AND CONDITIONS

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.